

Alexander County Building Inspections

Permit Fees

2019-2020

Building Permits

New Construction:

Fees for Building Permits for New Construction are based on the latest edition of the International Code Council’s Building Valuation Data adjusted by a regional modifier to provide the average construction cost per square foot for this region of the country. The permit fees are determined using the modified Building Valuation Data as listed on table A and the Alexander County Permit Fee Multiplier. The current Fee multiplier for Alexander County is 0.0050.

Permits for New Construction are “BLANKET” permits. These permits cover the cost of all Building Inspections permits issued for the particular project (Building, Plumbing, Mechanical, and Electrical). The permit does not include those permits required by other departments or agencies. Cost also not included in this permit are Temporary Power, Temporary Certificates of Occupancy and After Hours inspections. The permit fees for Shell, Upfit and Renovation type projects will be calculated at 50% of the blanket permit for each phase, for projects being built under phased construction.

Most other fees will be found listed on the Alexander County Permit Fee Schedule.

Alexander County Permit Fee Schedule

New Construction ---Cost Factor Calculation or \$75.00 Minimum Fee whichever is greater

Additions--- Same as New Construction

Cell Tower (NEW) ----- \$1,000.00

Cell Tower Co-Locate ---- \$ 525.00

Change of Use ----- \$ 75.00

Construction Trailer ----- \$ 175.00 *Includes Electric and Accessible Ramp/Deck*

Residential Decks----- \$.25/Square foot

Demolition Residential ----- \$ 75.00

Demolition – Commercial ----- \$ 135.00

Accessibility ramp- Residential --- \$ 75.00

Accessibility Ramp/Deck Commercial --- Same as new construction or \$75.00 whichever is greater

Modular Home --- \$164 per Unit PME *not included*

Safety Inspection --- \$75.00

ABC Compliance Inspection --- \$100.00

Communication Tower (other than Cell Tower) --- \$500.00

MANUFACTURED HOMES

Singlewide- \$234.00 *BPE Included*

Doublewide - \$338.00 *BPE Included*

Multi-Sectional- \$433.00 *BPE Included*

Pier/Boat dock-Residential----- \$75.00

Plan Review – per hour ----- \$75.00

Pre-Fab Carport- Residential ----- \$ 75.00

Hot Tub/Pool/Spa- Residential Above Ground --- \$145.00 *Electric Included*

Commercial Swimming Pool --- \$200.00 *Electric Included*

Residential In-Ground Swimming Pool ---- \$200.00 *Electric Included*

- Residential Re-Roof (over \$15,000.00) --- \$75.00
- Commercial Re- Roofing --- Priced as Renovation
- Retaining Wall (per wall) --- \$150.00
- Shell ---50% New Permit Fee
- Sign- No Electric ---- \$109.00
- Sign – With Electric ---- \$180.00
- Up-Fit --- 50% New Permit Fee

Renovations and Alterations to existing structures- Residential and Commercial

Renovations and Alterations to Existing structures are based on the entire cost of the project for the building permit only. All other permits shall be priced and charged separately. The fee is calculated using either the Contractors provided estimate or at a rate of \$0.35 per square foot of work area. The minimum fee in any case shall be \$75.00. In order to be considered a renovation a building must have a valid certificate of occupancy. If no Certificate of Occupancy has been issued the project is charged as an upfit.

Project Cost	Fee
\$0.01-\$5,000.00	\$75.00
\$5,001.00 - \$100,000.00	\$75.00 + \$1.50 for each additional one thousand dollars over \$5,000.00
\$100,000.00- \$1,000,000.00	\$217.50 + \$1.00 for each additional one thousand dollars over \$100,000.00
Over \$1,000,000.00	\$1,115.00 +\$.75 for each additional one thousand dollars over \$1,000,000.00

Existing Structure Electrical Permits

- Minimum Fee ----- \$75.00
- Residential Single 200 Amp Service -----\$88.00- New or change out per service

- Commercial- new service or change out
- 200 Amp ----- \$88.00
- 400 Amp ----- \$ 130.00
- 600 Amp -----\$ 198.00
- 800 Amp -----\$ 266.00
- 1000 Amp -----\$ 332.00
- 1200 Amp -----\$ 400.00
- 1400 Amp -----\$465.00
- Over 1400 Amp \$465.00 + \$.32 per amp over 1400 Amps.

- Sign Service----- Based on Amp fee or \$ 78.00 if under 200 Amps
- Pole Service- Based on amp fee or \$75.00 if under 200 Amps (Pole Service for construction included in blanket fee)
- Electrical Branch Circuit Wiring ----- \$75.00
- Re-Connection ----- \$ 75.00
- Re-Connection ----- \$105.00
- Generator Wiring ----- \$ 75.00
- Generator Wiring over 1400 Amps ----- \$.34/Amp
- Low Voltage (per system) ----- \$ 75.00
- Paint Spray Booth ----- \$84.00
- Photovoltaic system -Residential----- \$ 130.00

Commercial Solar System ----- Project Cost x \$6.00 per \$ 1, 000, 00 or \$75.00 whichever is greater
 Swimming Pool ----- \$ 75.00

Temporary Power

Residential ----- \$ 100.00 / Month – Billed Monthly in advance
 Commercial ----- \$ 150.00 / Month - Billed Monthly in advance

Existing Structure Mechanical Permits

HVAC Duct only----- \$ 84.00
 HVAC Per unit- Includes change outs ----- \$ 84.00
 Modular Building ----- \$ 84.00
 Manufactured Home ----- \$ 84.00
 Unit Heater – first unit----- \$ 84.00
 Each additional unit ----- \$12.00
 Commercial Hood System per unit ----- \$ 84.00

Existing Structure Fuel Gas Permits

Gas Piping----- \$ 84.00
 Gas Appliance ----- \$84.00---*first appliance*
 Each additional appliance - \$ 12.00

Existing Structure Plumbing Permits

Minimum Fee ----- \$75.00
 Per Fixture 9-(or Minimum Fee whichever is greater) ----- \$ 13.00 (\$75.00)
 Irrigation ----- \$84.00
 Modular----- \$84.00
 Water/Sewer Line (Per Line) ----- \$84.00
 Water Heater Change Out----- \$84.00
 Water Heater – New Installation----- \$84.00

Administrative Fees

Archive Research ----- 6-year files----- \$ 25.00/Hour
 Change in contractor ----- \$ 75.00
 Expired permit renewal ----- \$ 50.00/Trade

- 6 month expiration time limit- after 6 month period all new permits are required

Off Duty/ After Hours Inspection (first two hours) ----- \$263.00

- **Must be arranged with the Chief Inspector 72 hours in advance. First two (2) hours must be paid in advance. Any time over 2 hours will be billed after inspection is performed. Billable time includes Inspectors travel time to and from inspection.**

Trip Fee- \$75.00 – *Inspector arrives on site and work is not ready for inspection*

Work without Permit(s) – Double all permit fees